

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Alameda County Consortium**

State: **CA**

PJ's Total HOME Allocation Received: **\$60,730,530**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	92		
% of Funds Committed	94.93 %	96.14 %	53	96.45 %	31	33	
% of Funds Disbursed	92.12 %	88.33 %	24	87.93 %	67	61	
Leveraging Ratio for Rental Activities	7.54	5.75	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	93.11 %	77.35 %	30	83.38 %	60	41	
% of Completed CHDO Disbursements to All CHDO Reservations***	80.08 %	70.06 %	28	70.15 %	75	64	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.48 %	78.42 %	43	80.67 %	64	50	
% of 0-30% AMI Renters to All Renters***	45.18 %	39.86 %	40	45.30 %	44	48	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	92.91 %	1	95.32 %	100	100	
Overall Ranking:			In State:	15 / 92	Nationally:	80 74	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$59,514	\$34,639		\$26,635	684 Units	50.50 %	
Homebuyer Unit	\$22,497	\$20,710		\$14,938	41 Units	3.00 %	
Homeowner-Rehab Unit	\$13,683	\$27,349		\$20,675	14 Units	1.00 %	
TBRA Unit	\$4,750	\$2,736		\$3,216	616 Units	45.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Alameda County Consortium CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$162,010	\$285,007	\$13,683
State:*	\$134,233	\$113,853	\$28,349
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	28.8	51.2	92.9	64.7	Single/Non-Elderly:	29.1	17.1	7.1	64.7
Black/African American:	29.7	14.6	0.0	35.3	Elderly:	28.2	0.0	78.6	0.0
Asian:	20.0	0.0	0.0	0.0	Related/Single Parent:	20.9	17.1	0.0	35.3
American Indian/Alaska Native:	1.8	0.0	0.0	0.0	Related/Two Parent:	16.8	61.0	14.3	0.0
Native Hawaiian/Pacific Islander:	1.2	0.0	0.0	0.0	Other:	5.0	4.9	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.1	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	2.0	2.4	0.0	0.0					
Asian/Pacific Islander:	3.9	2.4	0.0	0.0					
ETHNICITY:									
Hispanic	12.4	29.3	7.1	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	38.9	14.6	64.3	64.7	Section 8:	17.8	0.0 [#]		
2 Persons:	26.8	9.8	35.7	35.3	HOME TBRA:	5.3			
3 Persons:	14.3	17.1	0.0	0.0	Other:	27.9			
4 Persons:	9.4	26.8	0.0	0.0	No Assistance:	49.0			
5 Persons:	7.6	19.5	0.0	0.0					
6 Persons:	2.6	4.9	0.0	0.0					
7 Persons:	0.3	7.3	0.0	0.0					
8 or more Persons:	0.1	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				325

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Alameda County Consortium State: CA Group Rank: 80
 (Percentile)
 State Rank: 15 / 92 PJs Overall Rank: 74
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	93.11	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	80.08	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.48	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.17	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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